Whitakers
Estate Agents









50 Worcester Road, Hull, HU5 5XE

£125,000

Introducing this traditional end-terrace property, currently offered to the market with vacant possession. This property is a suitable opportunity for both investors and buyers looking to occupy the property themselves.

Externally to the front approach, there is an enclosed garden that is laid to lawn, and complemented with decorative planting. A path leads to the entrance, and down the side of the property towards the rear access.

Upon entry, the resident is greeted by an entrance lobby that opens into an open plan lounge / dining room, A rear lobby that incorporates a cloakroom allows access to the fitted kitchen extension.
The accommodation continues on the first floor which constitutes two bedrooms served by a bathroom furnished with a three-piece suite.

The generously sized rear garden is mainly laid to lawn with a gravelled section. A pathway leads to the end of the plot which is also gravelled, and to a gate in the boundary fencing which opens to the vehicle accessible ten-foot with space for parking.

The accommodation comprises

Front external



Externally to the front approach, there is an enclosed garden that is laid to lawn, and complemented with decorative planting. A path leads to the entrance, and down the side of the property towards the rear access.

Hallway
UPVC double glazed door, central heating radiator, and carpeted flooring. Leading to :

Open plan lounge / dining room



Lounge 13'4" x 11'3" (4.07 x 3.45)



UPVC double glazed bay window, central heating radiator, wall mounted electric fire, under stairs storage cupboard, and carpeted flooring.

Dining room 6'7" x 13'11" (2.02 x 4.26)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Rear lobby
UPVC double glazed door, and vinyl flooring. Leading to :

Cloakroom
Vinyl flooring, and furnished with a low flush W.C.

Kitchen 9'4" x 10'3" maximum (2.87 x 3.14 maximum)



Two UPVC double glazed windows, central heating radiator, and vinyl flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and integrated oven with hob and extractor hood above.

First floor

Landing
Over stairs storage cupboard, and carpeted flooring. Leading to :

Bedroom one 10'3" x 13'11" (3.13 x 4.26)



Two UPVC double glazed windows, two central heating radiators, and carpeted flooring.

Bedroom two 9'8" x 8'3" (2.95 x 2.52)



With access to the loft hatch, UPVC double glazed window, central heating radiator, and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, and partly tiled to splashback areas with vinyl flooring. Furnished with three-piece suite comprising panelled bath with mixer tap and shower, pedestal sink with dual taps, and low flush W.C.

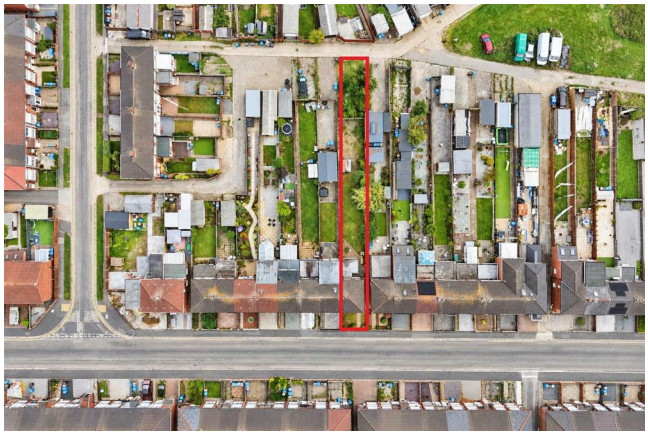
Rear external





The generously sized rear garden is mainly laid to lawn with a gravelled section. A pathway leads to the end of the plot which is also gravelled, and to a gate in the boundary fencing which opens to the vehicle accessible ten-foot with space for parking.

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure

The property is held under Leasehold tenureship

Council Tax band
Local Authority - Kingston Upon Hull
Local authority reference number - 00030384005008
Council Tax band - A

EPC rating
EPC rating - D

Material Information
Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 8 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

Additional Services
Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Declaration
We wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

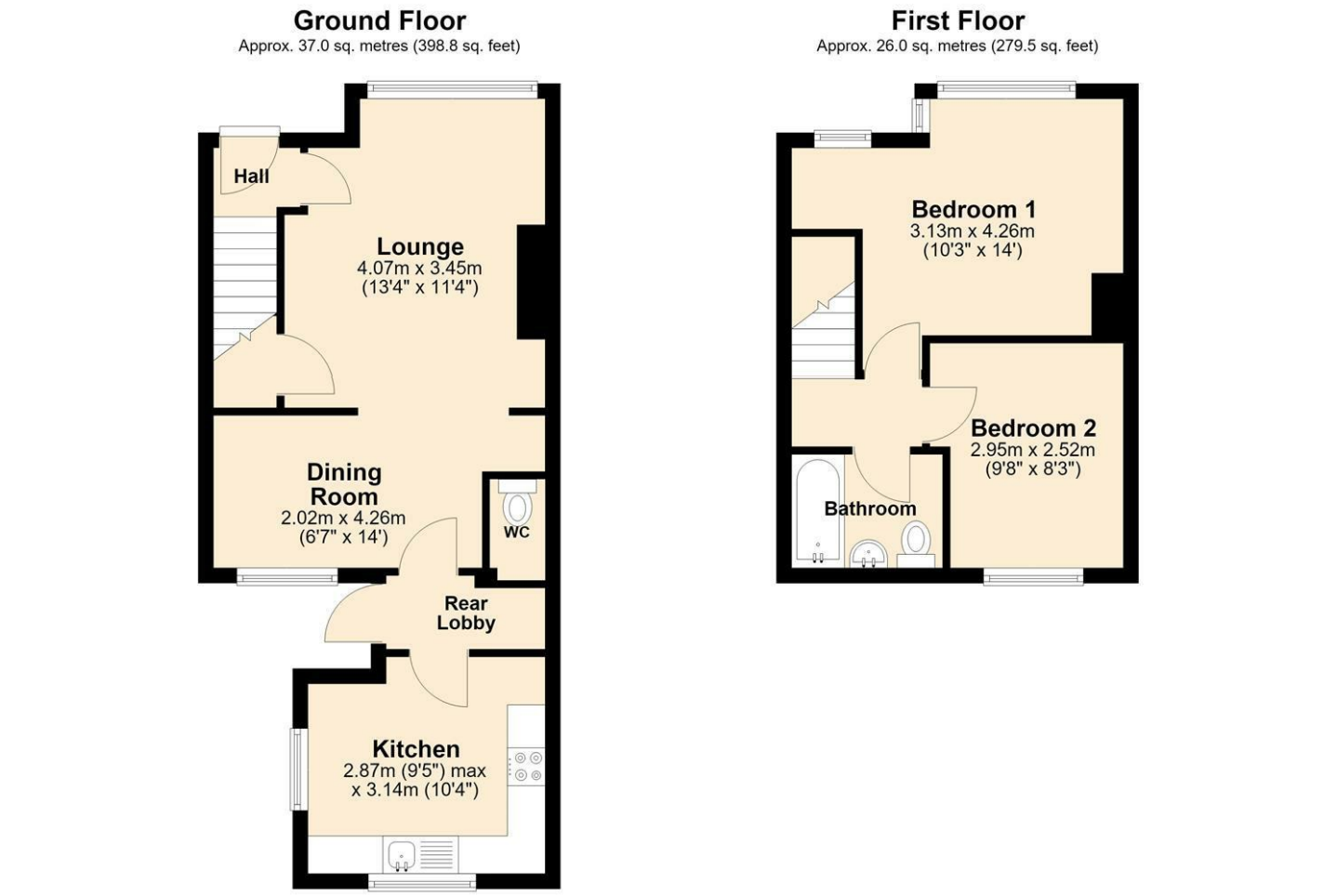
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Free Market Appraisals / Valuations
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Making an offer
In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

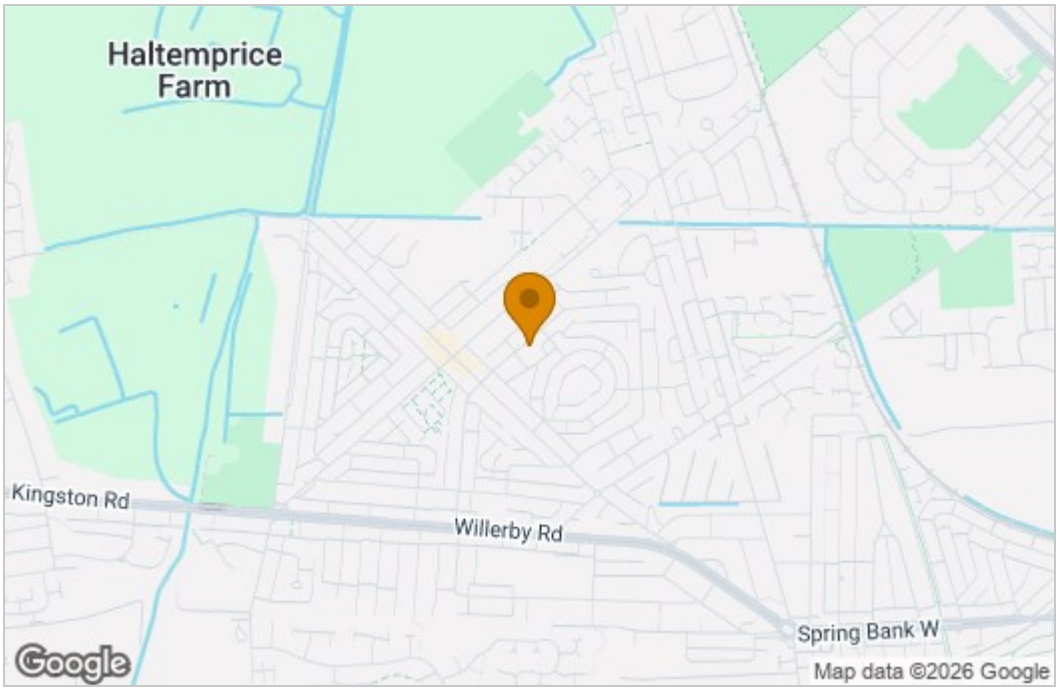
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

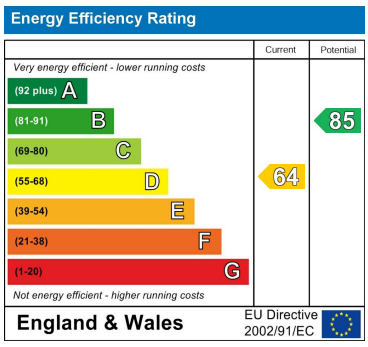


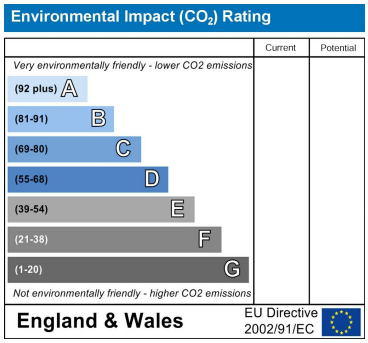
Total area: approx. 63.0 sq. metres (678.3 sq. feet)

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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